

**WARRANTY DEED**

This Warranty Deed made this 6<sup>th</sup> day of May, 2016 by and between **Daven Kyle, Grantor**, whose mailing address is 373 S. Redlands Road, Grand Junction, CO 81507, who is the owner of a parcel of land located at 373 S. Redlands Road, Grand Junction, Mesa County, Colorado, as recorded in Book 4982, Page 479, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 4, Little Rock Minor Subdivision, as same is recorded in Plat Book 16, Page 37, Public Records of Mesa County, Colorado and assuming the North line of said Lot 4 bears N 89°16'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°16'21" E, along the North line of said Lot 4, a distance of 3.94 feet; thence S 23°08'22" W, a distance of 86.59 feet to a point being the beginning of a 1,009.64 foot radius curve, concave Northwest, whose long chord bears S 23°30'09" W with a long chord length of 31.17 feet; thence Southwesterly along the arc of said curve, through a central angle of 01°46'08", an arc distance of 31.17 feet to a point on the South line of said Lot 4; thence S 89°16'21" W, along the South line of said Lot 4, a distance of 10.31 feet, more or less, to the Southwest corner of said Lot 4 and the beginning of a 1,939.86 foot radius curve, concave Northwest, whose long chord bears N 26°00'08" E with a long chord length of 120.49 feet; thence Northeasterly along the arc of said curve, through a central angle of 03°33'33" with an arc length of 120.51 feet, more or less, to the Point of Beginning.

Containing 703 square feet or 0.016 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 6<sup>th</sup> day of May, 2016.

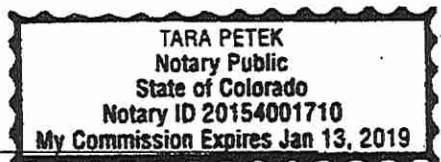
By: Daven Kyle  
Daven Kyle

State of Colorado )  
  )ss.  
County of Mesa        )

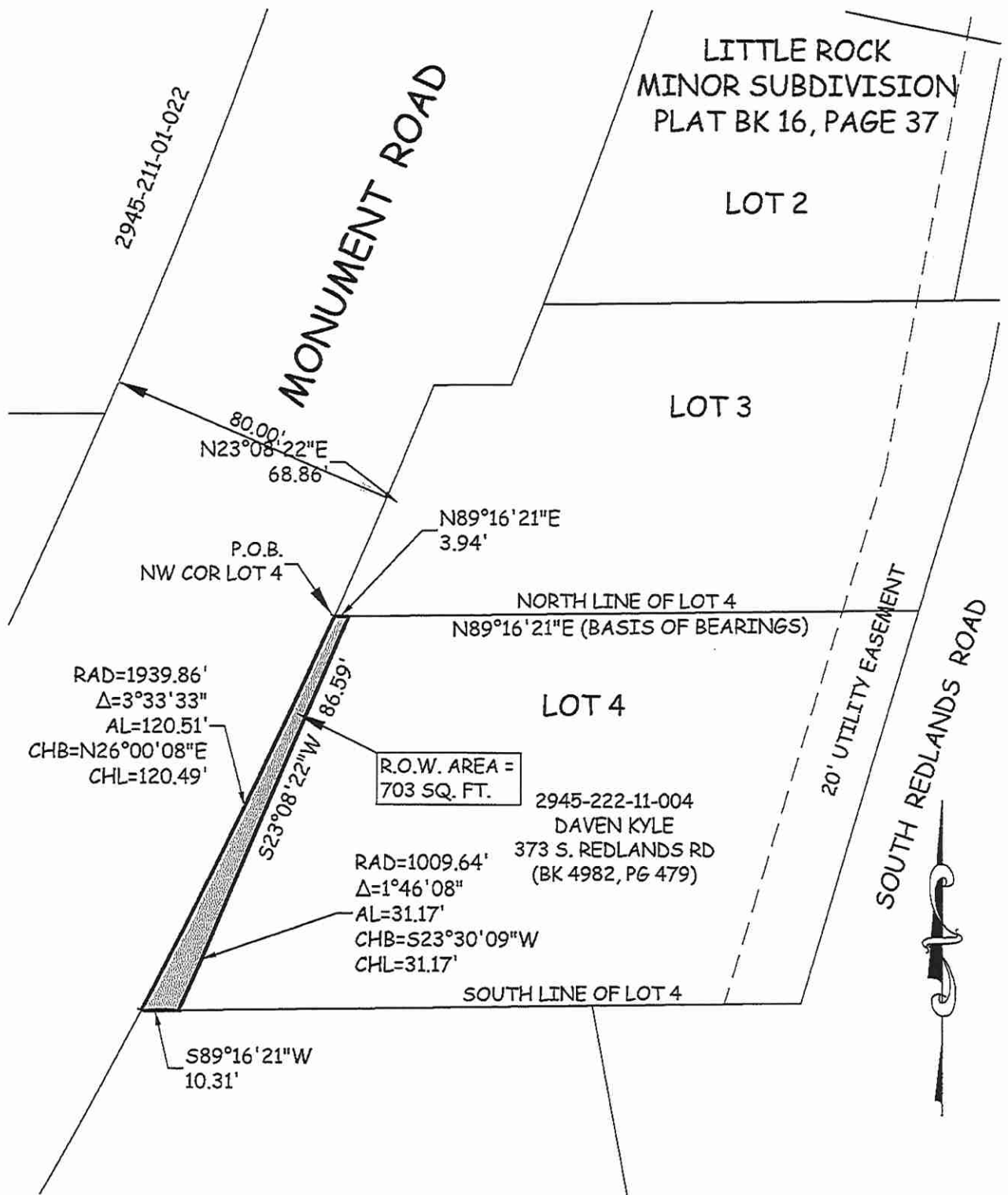
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2016 by Daven Kyle.

My commission expires Jan. 13, 2019.  
Witness my hand and official seal.

Tara Petek  
Notary Public



# EXHIBIT "A"



**ABBREVIATIONS**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 40 ft.  
Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 2 OF 2



NICADD/PETER/BRAY ROW

DRAWN BY: P.T.K.  
DATE: 01-29-2016  
SCALE: 1" = 40'  
APPR BY: J.B.

ADDITIONAL RIGHT OF WAY  
373 S. REDLANDS ROAD  
2945-222-11-004

CITY OF  
**Grand Junction**  
COLORADO